



State of Utah

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Department of
Environmental Quality

Amanda Smith
Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brent H. Everett
Director

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ERRC-206-10

October 6, 2010

Vaughn Burbidge
Forestdale Investments, LLC
911 South Rio Grande
Salt Lake City, Utah 84101-2821

Jim Seaberg
Sundborn, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117-7265

Re: Park City Business Center Subdivision Voluntary Cleanup Site, VCP #071, Park City, Utah

Dear Mr. Burbidge and Mr. Seaberg:

The Division of Environmental Response and Remediation (DERR) has completed review of the Site Investigation Summary Report (Report), dated September 22, 2010, for the referenced site. The Report memorializes the investigation of Lot 5 (PCBC-5), Lot 9 (PCBC-9), Lot 10 (PCBC-10), Lot 20 (PCBC-20), Lot 26 (PCBC-26), and Lot 27/28 (PCBC-B1) within the Business Center that was performed in accordance with the Voluntary Cleanup Agreement, executed July 22, 2010, and the Site Characterization Workplan, dated August 17, 2010.

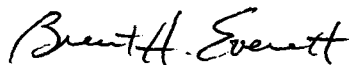
The Park City Business Center Subdivision voluntary cleanup site (Site) is located in Lower Silver Creek, Operable Unit #2 of the Richardson Flats proposed National Priorities List site. The Site consists of a number of undeveloped parcels, including the Business Center and remaining undeveloped land in the uplands and floodplain of Lower Silver Creek. The DERR closely coordinated Voluntary Cleanup Program (VCP) activities with the U.S. Environmental Protection Agency (EPA). This included assessment of Site eligibility and review of the Site Characterization Workplan and corresponding Report.

Technical comments from the EPA and the DERR were addressed prior to the DERR's acceptance of the Site Characterization Workplan. The sampling approach and corresponding screening levels accepted for Lots 5, 9, 10, 20, 26 and 27/28 were consistent with the requirements of Richardson Flats Operable Unit #2.

Based on the data and information submitted to date, the DERR accepts the Report and acknowledges completion of the characterization of Lots 5, 9, 10, 20, 26 and 27/28 under the VCP. The lead and arsenic analytical results were below the Screening Levels outlined in the Site Characterization Workplan and cleanup of these Lots is not required for the land use identified in the VCP agreement. In that regard, the EPA also reviewed the Site Characterization Report and had no technical comments as well. This letter only applies to Lots 5, 9, 10, 20, 26, and 27/28.

With the completion of the first phase of sampling, the DERR is currently reviewing an additional characterization workplan for the remainder of the Park City Business Center Subdivision VCP site. Comments on this document will be provided under separate cover in the future. If you have any questions regarding this letter, please contact Elizabeth Palmer of my staff. Ms. Palmer can be contacted at (801) 536-4092.

Sincerely,



Brent H. Everett, Director
Division of Environmental Response and Remediation

BHE/EAP/eds

cc: Kathryn Hernandez, U.S. Environmental Protection Agency, Region VIII
Sam Wilkes, Tetra-Tech
Tom Atkinson, AGECE
Richard Burbidge, Attorney
Steve Jenkins, Director, Summit County Public Health Department
Mo Slam, UDEQ, DERR, Richardson Flats Project Manager
Adryan Slaght, Planning Department, Summit County